

ARTICLE III DEFINITIONS

SECTION 300 DEFINITIONS

Definitions contained in this section shall be observed and applied, except when the context clearly indicates otherwise.

Accessory building: One which is subordinate to and contributes to the comfort, convenience or needs of occupants of the principal building or principal use served, and is located on the same zoning lot.

Accessory use: A use which is subordinate to the principal use, that may or may not be a structure including, but not limited to, the following;

- a. Garage, carport, shed or building for domestic storage, children's playhouse, gazebo, garden house, private greenhouse;
- b. Storage of merchandise on the same lot which is normally carried in stock for any business, unless such storage is excluded by the district regulations;
- c. Storage of goods used in or produced in manufacturing on the site, including outside storage, unless such storage is excluded by the district regulations;
- d. Private swimming pools and recreational equipment;
- e. Parking areas, loading docks;
- f. Public utility facilities;
- g. Signs, other than advertising signs, as permitted in Sec. 1500.

Alley: A public way, not used for general traffic circulation, that serves as a secondary means of access to the rear or side of properties which otherwise abut a street.

Arcade, sexually-oriented: "Sexually-Oriented" Arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically or mechanically-controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas." (See "Bookstore or Video Store, Sexually-Oriented")

Auto body shop: A place required to be licensed by the State of Illinois that provides collision repair service, including body and frame straightening, replacement of damaged parts and painting.

Auto repair: Mechanical repair, replacement or rebuilding of engines or auto parts, but not including body work, frame straightening or painting.

Auto sales: (See Vehicle sales.)

Auto service station: A place that sells gasoline, kerosene and motor fuel oil; may include servicing and car washing, but not the sale, storage or rental of vehicles or trailers.

Balcony: A roofed or unroofed platform not anchored directly to the ground projecting from the wall of a building.

Basement: That portion of a structure which is partly below grade; may be habitable.

Bed-and-breakfast inn: An owner-occupied residence with four (4) or fewer guest rooms provided for compensation for a period not to exceed three (3) consecutive weeks in which the only meal served is breakfast

Berm: An earthen mound designed to provide visual interest, screen undesirable views and/or decrease noise. Maximum slope of berms shall be 3:1, horizontal:vertical.

Block face: The land along one side of a street between two consecutive intersections with other streets; a block face may also terminate with a railroad track, waterway or other physical barrier.

Boarding house: An owner-occupied residential structure providing sleeping rooms for compensation.

Bookstore or video store, sexually-oriented: "Sexually-Oriented" Bookstore or "Sexually-Oriented" Video Store means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

- A. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas;" or:
- B. Instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities." A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as "Sexually-Oriented" Bookstore or "Sexually-Oriented" Video Store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as a "Sexually-Oriented" Bookstore or "Sexually-Oriented" Video Store as long as one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."
- C. "Specified Sexual Activities" means and includes any of the following:
 - 1. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
 - 2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
 - 3. Masturbation, actual or simulated; or;
 - 4. Excretory functions as part of or in connection with any of the activities set forth in (A) through (C) above.

Buffer: A combination of physical space and vertical elements, such as plants, berms, fences and/or walls, the purpose of which is to separate and screen incompatible land uses from each other.

Buildable area: The area of a lot minus all required yards and recorded easements.

Building height: The vertical distance measured from grade adjacent to the front door entrance to the highest point of the roof or mechanical fixtures, inclusive of architectural appurtenances.

Building: Any enclosed roofed structure

Building setback line: A line parallel to the street, whether public or private, at a distance specified for the respective district and/or on a recorded subdivision plat. (Whichever is more restrictive between the Zoning and Subdivision Ordinances shall take precedence; see Section 27-10(E)(1)(c) of the Subdivision Regulations.)

Bulk: The size of buildings or structures, including area, height and setbacks, in relation to the size of the parcel (see Floor Area Ratio).

Bus terminal: A facility at which several buses interchange passengers; also includes a rail-to-bus terminal station.

Bus transfer point: A facility at which a bus boards or debarks passengers who will transfer to another mode of transportation except bus or rail.

Canopy (See Marquee or Canopy)

Charitable and not-for-profit institution offices: A use such as, but not limited to, the American Red Cross offices, American Cancer Society Office, Epilepsy Association Office, Boy *Scouts of America Office, etc.

Churches: A facility used for public worship or religious observance and accessory uses, such as day care, Bible study, rectory, charitable work, fundraising activities and meetings, but shall not include any for-profit commercial activities nor an educational facility

Child-care facility: A facility licensed by the State solely for the care of children (does not include a dwelling unit).

Clinic, medical or dental: An office building or complex for the care, diagnosis and treatment of out-patients; may include laboratory facilities.

Club or lodge, private: A building or portion thereof primarily for the use of the dues-paying members of a not-for-profit corporation or association; may include the serving of food and alcoholic beverages subject to applicable regulations.

Communication antenna support structure: The tower, antenna, guy wires, footing, dish, and all other appurtenances and accessories to a structure erected, operated and maintained to aid in the transmitting and receiving of radio, electronic, telephonic, television and similar broadcast signals.

Communication antenna support structure height: The distance measured from the average finished grade of the property upon which said structure is located to the top of the communication antenna support structure.

Community based housing: Housing for more than three unrelated handicapped individuals per dwelling unit, except any individual whose tenancy would constitute a direct threat to the health or safety of other individuals, or whose tenancy would result in substantial physical damage to the property of others. Neither the term "handicapped individual" nor the term "handicapped" shall apply to an individual solely because that individual is a transvestite. The term "handicapped" means, with respect to an individual:

- (1) a physical or mental impairment that substantially limits one or more major life activities of such individual;
- (2) a record of having such impairment; or
- (3) being regarded as having such an impairment; but does not include current, illegal use of or addiction to a controlled substance

Community service organization - multiple use: A facility for community use which includes two or more of the following: recreation facilities, fitness center, educational programs, and/or meeting rooms. Examples include the YMCA, YWCA, Community Centers and Boys Club.

Day- or night-care facilities: A facility licensed by the State of Illinois, operated by the resident for the care of not more than eight (8) children including those under 18 years of age residing therein.

Deck: A wooden platform usually raised above the ground and anchored to the ground.

Drive-in: Any use that provides service to customers waiting in vehicles

Drive-up window: A facility which allows customers to pick up and/or pay for goods or services while waiting in vehicles

Driveway: A paved surface that leads in a direct perpendicular path from the street or alley to a garage or parking surface in a side or rear yard in R-1 and R-2 Districts or leads to a garage, indoor parking area, approved loading dock, or an approved parking lot in all other zoning districts. A driveway shall also include a circular driveway in an R-1 and R-2 zoning district on an interior lot with a street frontage of at least 125 feet, and on a corner lot with street frontage of at least 200 feet.

Dumpster: A container used as a receptacle for garbage, trash, refuse, or any waste materials.

Dwelling, efficiency or studio: A dwelling unit that combines kitchen, living and sleeping areas into one room, consisting of no more than four hundred seventy-five (475) square feet

Dwelling, Multifamily: A building containing three (3) or more dwelling units

Dwelling, single-family: A dwelling unit designed for occupancy by one (1) family.

Dwelling, two-family: A building containing two (2) dwelling units.

Dwelling unit: One (1) or more rooms including kitchen, bath and sleeping room(s), arranged, designed or used as living quarters for a single family, but not including hotels, motels, boarding houses, or single-room occupancy units.

Educational facility: A public, private or parochial institution of learning, including K-12 and higher education, other than trade or business schools.

Elderly-care facility: A facility which provides care and/or meals to elderly or disabled persons but does not provide lodging.

Elderly housing unit: A dwelling unit intended for and solely occupied by persons 62 years of age or older, or housing provided under any State or federal program that the Zoning Officer determines is specifically designed to assist elderly persons (as defined in the State or federal program).

Escort: A person who, for consideration, agrees or offers to act as a companion, guide or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

Escort agency: A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration.

Evergreen tree: A plant with foliage that persists and remains green year round and obtains a mature height of at least thirty (30) feet.

Exotic dancing nightclub: A business establishment at which one or more exotic dancers perform for or provide entertainment to a patron or patrons. Exotic dancer means any person, whether compensated or not, who dances, performs or entertains by doing a "striptease" or performs an erotic dance or other movements which include the performer touching their breasts or pubic area, or performing any movements simulating sexual activity while wearing fully opaque clothing covering over primarily only the genitalia, pubic region, buttocks and, if the person is female, the portion of the breast below the top of the areola.

Family: A "family" consists of one or more persons, each related to the other by blood, marriage or adoption (including foster children), maintaining a common household; or a family may consist of up to but not exceeding three (3) persons not so related, provided such persons maintain a common household and single housekeeping unit. Not more than one (1) gratuitous guest can be included in a family.

Fast-food and/or drive-in restaurant: An eating establishment that serves food only in disposable containers, either at a counter or at a drive-up window or walk-up window.

Fence: A structure that creates a barrier between outdoor spaces. (Ord. 1994-27-O)

Fence, sight-obscuring: A fence which is designed and constructed to be completely solid and completely screens one's view from any angle, (excluding slatted chain link fencing). (Ord.1994-27-O)

Fence, sight-obstructing: A fence that is more than twenty-five (25) percent opaque (or less than 75 percent open) when viewed from an angle perpendicular to the fence. (Ord.1994-27-O)

Fence, non-sight-obstructing: A fence not more than one inch thick in width or depth, excluding posts and rails, that is at least seventy-five (75) percent open when viewed from an angle perpendicular to the fence. (Ord.1994-27)

Floor area, gross: The total square footage of all floors in a building and accessory buildings that are to be used or inhabited for the intended use, measured from the exterior walls.

Floor Area Ratio (F.A.R.): The square footage of the gross floor area divided by the square footage of the total land area.

Ground cover plant: A low-growing perennial, shrub or vine that will spread rapidly, grow close to the ground and create a thick, low-maintenance covering that binds and protects the soil. May be deciduous or evergreen, and generally under eighteen (18) inches in height.

Group home for adjustment: A residence for those under court supervision while on probation, pre-release or work release wherein supervision, rehabilitation and counseling are provided to mainstream residents back into society enabling them to live independently.

Hard surface: Hard surface is defined as concrete, blacktop (asphalt) or masonry for the purposes of this Ordinance.

Height: (See Building height, Sign height)

Home occupation: An occupational use within a dwelling that is operated by the resident.

Hospice: A facility or program designed to supply the physical and emotional needs of the terminally ill.

Hospital: An in-patient institution which provides diagnosis, medical, surgical and/or psychiatric care.

Hotel/Motel: An establishment containing guest rooms or suites providing lodging for compensation for travelers.

Impervious surface area: The area of ground covered by any part of a building, vehicular use area, or any other improvement which prevents or severely restricts natural percolation of moisture. All asphalt, concrete and brick surfaces and areas devoted to any outdoor storage and/or display of materials and merchandise shall be included.

Impervious Surface Ratio (ISR): The Impervious Surface Area divided by the zoning lot area.

Junk or salvage yard: Any premises used for the storage, baling, packing, disassembly, exchange, sale or handling of motor vehicles or parts, paper, rags, scrap metal, used lumber, or similar materials; may include dismantling, crushing or wrecking equipment and the sale of parts or materials.

Kennel, commercial: The keeping of more than four (4) animals, dogs, cats, or other domestic pets over the age of four (4) months.

Landscape Units (LU): A value given to plant materials in order to determine if the landscaping requirements for a particular land use have been met.

Landscaping: A combination of deciduous and/or evergreen trees, shrubs, perennials, ground covers and lawns located on private property.

Lawn: One or a mixture of more than one different type of perennial grasses that will spread rapidly, grow close to the ground, and create a thick covering that binds and protects the soil. Generally maintained at no more than a three-inch (3") to six-inch (6") height.

Legal objector: An owner of record of property located adjacent to or across a street or alley from the property for which a zoning application has been filed.

Loading berth or facility: A hard-surfaced space located completely off any public right-of-way, used for the loading or unloading of commercial vehicles.

Lot line, front: A line which locates the boundary between private property and the public street right-of-way.

Lot, nonconforming: A lot of record existing at the time of adoption of this Ordinance which has less than the minimum area, width or depth specified for the zoning district in which it is located.

Lot of record: A lot within a subdivision or a parcel described by metes and bounds which has been recorded in accordance with the State of Illinois Plats Act (Ch.109, Ill. Rev. Statutes).

Low-profile sign: (Also "Monument Sign") A sign mounted directly on the ground with maximum height not to exceed six (6) feet.

Marquee or canopy: A permanent roof-like structure which projects from the wall of a building and overhangs a walkway and designed to protect pedestrians.

Massage parlor: Any establishment where any person engages in massage as defined in Section 401 of the City of Rockford Code of Ordinances; excluding, however, hospitals, nursing homes, sanitariums, persons holding an unrevoked certificate to practice healing arts in the State of Illinois, or persons working under the direction of any such persons in any such establishments, and also excluding barbers or cosmetologists lawfully carrying out their particular profession and holding a valid unrevoked license or certificate of registration issued by the State of Illinois, and also excluding any person holding a valid license issued by a state that licenses massage therapists or any person who is a member in good standing of the American Massage Therapy Association or the American Oriental Bodywork Therapy Association.

Maximum permitted illumination: An average of light readings at 10 foot intervals, measured in foot-candles at the property line at ground level using a direct-reading, portable light meter. All measurements must be made after dark with the lights on and again with the lights off - the difference between the two readings is the Net Illumination attributable to your property which must fall at or below the Maximum Permitted Illumination in Table 405.4 to be in compliance with the Zoning Ordinance. An Illumination Plan is required in the "zoning clearance" process for new construction.

Mobile home: A manufactured single-family living unit without motive power, which may be equipped with wheels for transporting purposes, but located on a semi-permanent foundation when lived in.

Mobile home park: A parcel of land with sites either leased or free of charge, used for the location of two or more mobile homes.

Mobile home subdivision: A subdivision of record with lots that are sold, intended for semi-permanent installation of mobile homes.

Modular unit: A manufactured structure or portion of a structure which meets local building code, that is designed to be assembled or located on a permanent foundation and used for either residential or business purposes.

Motel/Hotel: An establishment containing guest rooms or suites providing lodging for compensation for travelers.

New potential primary source: Any device, mechanism, equipment, building, excavation or area at a facility or site not currently subject to a removal or remedial action by the State or Federal government which:

1. is utilized for the treatment, storage, or disposal of any hazardous or special waste as defined not generated at the site; or
2. is utilized for the disposal of municipal waste not generated at the site, other than landscape waste and construction and demolition debris; or
3. is utilized for the landfilling, land treating, surface impounding or piling of any hazardous or special waste as defined that is generated on the site or at other sites owned, controlled or operated by the same person.
4. stores or accumulates at any time more than 75,000 pounds above ground, or more than 7,500 pounds below ground, of any hazardous substances as defined by Illinois Environmental Protection Act (415 ILCS 5/1 et seq.); or

and

1. was not in existence or for which construction had not commenced at its location as of July 1, 1998;
2. was in existence (or was under construction) as of January 1, 1988, but expands laterally beyond its boundary as of January 1, 1988, unless such expansion was previously permitted by the State; or
3. was in existence as of January 1, 1988, but is part of a facility which undergoes major reconstruction. Such reconstruction shall be deemed to have taken place where the fixed capital cost of the new components constructed within a 2-year period exceed 50% of the fixed capital cost of a comparable entirely new facility.

Construction shall be deemed commenced when all necessary federal, State and local approvals have been obtained, and work at the site has been initiated and proceeds in a reasonably continuous manner to completion.

“New Potential Secondary Source”: Any device, mechanism, equipment, building, excavation or area at a facility or site not currently subject to a removal or remedial action by the State or Federal government, other than a potential primary source (as defined by the Illinois Groundwater Protection Act) which:

1. Is utilized for the landfilling, land treating, or surface impounding of waste that is generated on the site or at other sites owned, controlled or operated by the same person, other than livestock and landscape waste, and construction and demolition debris; or
2. Stores or accumulates at any time more than 25,000 but not more than 75,000 pounds above ground, or more than 2,500 but not more than 7,500 pounds below ground, of any hazardous substances; or
3. stores or accumulates at any time more than 25,000 gallons above ground, or more than 500 gallons below ground, of petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance; or
4. stores or accumulates pesticides, fertilizers, or road oils for purposes of commercial application or for distribution to retail sales outlets; or
5. stores or accumulates at any time more than 50,000 pounds of any de-icing agents; or
6. is utilized for handling livestock waste or for treating domestic wastewaters other than private sewage disposal systems as defined in the “Private Sewage Disposal Licensing Act.”

and

1. was not in existence or for which construction had not commenced at its location as of July 1, 1988;
2. was in existence (or was under construction) as of July 1, 1988, but expands laterally beyond its boundary as of July 1, 1988, unless such expansion was previously permitted by the State (other than an expansion for treating domestic wastewater); or
3. was in existence as of January 1, 1988, but is part of a facility which undergoes major reconstruction. Such reconstruction shall be deemed to have taken place where the fixed capital cost of the new components constructed within a 2-year period exceed 50% of the fixed capital cost

of a comparable entirely new facility. Construction shall be deemed commenced when all necessary federal, State and local approvals have been obtained, and work at the site has been initiated and proceeds in a reasonably continuous manner to completion.

“New Potential Route”: Abandoned and improperly plugged wells of all kinds, drainage wells, all injection wells, including closed loop heat pump wells, any excavation for the discovery, development or production of stone, sand or gravel,

and

1. was not in existence or for which construction had not commenced at its location as of July 1, 1988; or
2. was in existence (or under construction) as of July 1, 1988, but expands laterally beyond the currently permitted boundary or, if the potential route is not permitted, the boundary in existence as of July 1, 1988. Construction shall be deemed commenced when all necessary federal, State and local approvals have been obtained, and work at the site has been initiated and proceeds in a reasonably continuous manner to completion.

Night club: A restaurant, bar or dance hall open to the general public that includes an assembly area of concentrated use without seating exceeding 150 square feet, such as a dance floor or standing room at a bar.

Nonconforming structure: A structure that was lawfully established which does not conform to the bulk regulations of this Ordinance.

Nonconforming use: The use of any structure or land lawfully occupied and maintained, which does not conform with the provisions of this Ordinance or amendments thereto.

Nude model studio: Nude Model Studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. "Nudity" or a "State of Nudity" means the appearance of a human bare buttock, anus, male genitals, female genitals, or full female breast. "Specified Anatomical Areas" means the male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

Nursing or convalescent home: A residence which provides lodging, meals, nursing and other personal services for those who are unable to care for themselves.

"Official Comprehensive Plan" and "Official Map": A comprehensive declaration of purposes, policies and programs for the development of the City and use of land within the City, including maps and text, setting forth objectives, principles, standards and other features which have been adopted by City Council pursuant to Illinois Revised Statutes 24-11-12-5. Currently, the City's "Official Comprehensive Plan" and "Official Map" is the "Year 2010 Plan."

Open sales lot: An open area used for sales and temporary incidental storage of goods.

Ornamental tree: A small deciduous or evergreen tree planted primarily for its ornamental value or screening purposes; tends to be smaller at maturity than a shade tree.

Packaging plant: A facility which packages goods manufactured or produced at another location.

Park, public: Publicly-owned land generally used for recreational purposes.

Parking area: An area, other than a street or public way, designed or used for parking vehicles.

Parking lot construction: The development of a parking lot facility at a location where none existed previously. This activity includes excavation, placement of a base course and a surface course of bituminous or Portland cement concrete. (Ord.1994-42-O

Parking lot maintenance: Shall involve any work on an existing parking lot with the intention of preserving or extending the life of that lot. Such activities shall include sealing and resurfacing of the existing pavement, hole patching, crack sealing and restriping. (Ord.1994-42-O)

Parking lot reconstruction: The redevelopment of an existing facility which may or may not involve expansion or reconfiguration. Reconstruction shall also be defined by the removal, grinding or replacement of existing paving. (Ord.1994-42-O)

Passenger vehicles: Automobiles, passenger vehicles and trucks not exceeding 8,000 pounds Gross Vehicle Weight (GVW).

Patio: A hard-surfaced outdoor living area, usually at grade.

Perennial plant: A non-woody, herbaceous plant that lives longer than three years; usually has outstanding flowering characteristics.

Planned Residential Development: A residential development consisting of all one density, or a combination of densities, by a single owner, or group of owners acting jointly, located on any sized lot of record and planned as an entity.

Planned Mixed-Use Development: A development consisting of a combination of two or more uses, including residential, commercial and industrial, by a single owner, or group of owners acting jointly, located on any sized lot of record and planned as an entity.

Planting bed: An unpaved porous area devoted only to support of living plant material and having a minimum depth of two (2) feet of good loam soil.

Porch or stoop: A structure projecting from the wall of a building and commonly open to the weather, which provides access from grade to an entranceway.

Principal use: The primary use of land or buildings as distinguished from an accessory use.

Public service and utility uses: Includes police, fire, postal or public utility stations and substations, sewage pumping stations, public libraries and branches and other similar uses.

Recreational vehicle: A camping trailer, motor home, travel trailer, truck camper or van camper, as defined in Ill. Rev. Statutes, Ch.95½, used primarily for recreational purposes and not used commercially or owned by a commercial business.

Research and development facility: A building or group of buildings in which area located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the facility. (Ord.1993-345-O)

Right-of-way: A strip of reserved land, either public or private, designed to serve as a roadway, pedestrianway, drainage easement or utility easement.

Screen: A method of reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements such as plants, berms, fences, walls, or any appropriate combination thereof.

Sexually-oriented business: A "sexually-oriented" arcade, a "sexually-oriented" bookstore, or "sexually-oriented" video store, massage parlor, an escort agency or a nude model studio. (Each of these terms is defined within the "Definitions" section of this Ordinance).

Shade tree: Usually a deciduous tree -- rarely an evergreen -- planted primarily for its high crown of foliage or broad overhead canopy.

Shelter: A facility providing temporary housing for one or more individuals who are otherwise homeless.

Shopping center: An integrated group of four(4) or more commercial establishments which is planned, developed, and managed as a unit with customer and employee parking provided on site, including out lots

Shrub: A deciduous or evergreen woody plant, smaller than a tree consisting of several small stems from the ground or small branches near the ground.

Sight-triangle: The area within a triangle located at the intersection of two right-of-way lines defined by measuring back from the intersection of the two right-of-way lines twenty feet (20') along any street right-of-way lines and/or ten feet (10') along any alley right-of-way lines and a line connecting the ends of those lines. (Ord.1994-27-O)

Sign: A surface on which printed or written text or graphic representation is placed in order to identify or locate a place, to direct people, or to direct attention to a product or service, or to make an announcement or expression.

Sign, abandoned billboard: A billboard that has not had active advertising for a period of six (6) months, (active advertising does not include the self-advertisement of the billboard or billboard company), and/or a billboard that does not have a valid current license, and/or a billboard that has not been removed in accordance with the amortization period identified in this Ordinance.

Sign, billboard (off-premise advertising sign): A sign which directs attention of the public, business or activity conducted or product or service sold or offered at a location not on the same premises where such sign is located

Sign, business sign (on-premise advertising sign): Any display, device, figure, plaque or sign maintained or used to advertise or to inform or to direct attention of the public to a business or activity conducted upon the premises upon which such sign is located or to a product or service sold or rendered thereon or containing a noncommercial message.

Sign, gross area: The area within the perimeter of a sign; includes only one side of a double-faced sign.

Sign height: Freestanding Signs: Height from the adjacent top of curb to the highest point of the sign or sign structure. Wall Signs: Height from the grade directly below the sign.

Sign, permanent: Any sign permanently affixed to a wall, permanently installed in the ground by anchoring below the frostline or installation in concrete, or permanently installed inside a building but designed to be visible from the public right-of-way.

Sign, temporary: Any sign not permanently affixed to a wall, permanently installed in the ground by anchoring below the frostline or installation in concrete; signs taped to the inside of a window to be visible from the public right-of-way.

Single-room occupancy unit: Single-room occupancy unit is a room rented as sleeping or living quarters without kitchen facilities within a building that is not owner-occupied.

Street: The improved portion of a public or private right-of-way, other than an alley.

Structure: Anything constructed or erected which requires permanent location on the ground; may or may not be closed in.

Trade or business school: A school teaching the skilled trades, business or clerical skills.

Truck: A vehicle exceeding 8,000 pounds Gross Vehicle Weight (GVW) designed, used or maintained primarily for the transportation of property.

Truck storage yard: An area used for the storage or parking of trucks, truck-trailers, tractors, or other commercial vehicles.

Truck terminal: A storage facility with loading docks, overhead doors and management office(s), used solely for the loading and unloading of goods.

Utility, public or private: Any agency authorized to provide services to the public including, but not limited to, electricity, telephone, cable, gas, sewer and water.

Vehicle sales, new or used: A place licensed by the State of Illinois that sells motorized vehicles

Video store, sexually-oriented: (See Bookstore or video store, sexually-oriented)

Yard: An open space on the same lot or parcel as the principal use which is unoccupied and unobstructed from the ground upward, except as otherwise provided for in this code.

Yard, front: Any yard adjoining a street shall be considered a front yard and shall meet the required setback for the respective district in which it is located.

Yard, rear: The area between the side lot lines at a depth specified for the respective district in which it is located. On irregularly-shaped lots, the rear yard may be designated by the Zoning Officer.

Yard, side: The area extending along the side lot line from the front yard to the rear yard at a width specified for the respective district in which it is located.

Year 2010 plan: The current "Official Comprehensive Plan" and "Official" Map" for the City of Rockford which is adopted under Chapter 24, Article 11, Division 12-6 of the Illinois Revised Statutes.

Zoning lot: A tract of land under single ownership or control which may or may not be a lot of record.

NOTE: ALL OTHER TERMS SHALL BE DEFINED BY WEBSTER'S DICTIONARY